

050.A

0001

0036.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

613,200 / 613,200

USE VALUE:

613,200 / 613,200

ASSESSED:

613,200 / 613,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
36		RUSSELL PL, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ROCHA JOHN ANTHONY	Prim
Owner 2:		Prim
Owner 3:		Prim
Street 1:	36 RUSSELL PL	
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER		
Owner 1:	UCRAN JEFFREY A -	
Owner 2:	CHU JODI F -	
Street 1:	36 RUSSELL PL	
Twn/City:	ARLINGTON	
St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION		
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1224 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS		
Item	Code	Description
Z	R6	APTS LOW
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)		
Use Code	Description	LUC Fact
	No of Units	Depth / PriceUnits
102	Condo	0
	0 Sq. Ft.	Site

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	613,200			613,200			250333
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/27/17		
							09/27/17		

**PREVIOUS ASSESSMENT**

Parcel ID									
050.A-0001-0036.0									
Tax Yr									
2020									
Use									
102									
Cat									
FV									
Bldg Value									
602,700									
Yrd Items									
0									
Land Size									
.									
Land Value									
602,700									
Total Value									
602,700									
Asses'd Value									
602,700									
Notes									
Year End Roll									
12/18/2019									
Date									
12/11/20									
Time									
04:34:55									

**SALES INFORMATION**

TAX DISTRICT									
PAT ACCT.									
Grantor									
UCRAN JEFFREY A									
71086-215									
2									
Date									
5/31/2018									
Sale Code									
642,000									
Sale Price									
V									
No									
Notes									
Jenny O									
Measured									
DGM									
D Mann									
Inspected									
BR									
B Rossignol									

ACTIVITY INFORMATION									
Date									
Result									
By									
Name									
6/3/2019									
SQ Returned									
9/27/2017									
Measured									
2/5/2004									
Inspected									
Sign:									
VERIFICATION OF VISIT NOT DATA									
____/____/____									

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	8 - Condo TnHs.	Full Bath:	2	Rating:	Very Good															
Sty Ht:	2 - 2 Story	A Bath:		Rating:																
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:														
Foundation:	1 - Concrete	A 3QBth:		Rating:																
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Very Good															
Prime Wall:	2 - Clapboard	A HBth:		Rating:																
Sec Wall:		OthrFix:		Rating:																
Roof Struct:	1 - Gable	<b>OTHER FEATURES</b>																		
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Very Good															
Color:	YELLOW	A Kits:		Rating:																
View / Desir:		Frl:		Rating:																
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:														
Grade:	B- - Good (-)	<b>CONDOS INFORMATION</b>																		
Year Blt:	2003	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:	G5	Fact:	.	Floor:																
Const Mod:		Name:		% Own:	2.486999989															
Lump Sum Adj:		<b>DEPRECIATION</b>																		
<b>INTERIOR INFORMATION</b>				Phys Cond:	VG - Very Good	4.8 %														
Avg Ht/FL:	STD	Functional:																		
Prim Int Wall:	2 - Plaster	Economic:																		
Sec Int Wall:		Special:																		
Partition:	T - Typical	Override:																		
Prim Floors:	3 - Hardwood	Total:	4.8 %																	
Sec Floors:	4 - Carpet	50 %																		
Bsmnt Flr:	12 - Concrete	<b>CALC SUMMARY</b>																		
Subfloor:		Basic \$ / SQ:	245.00	<b>COMPARABLE SALES</b>																
Bsmnt Gar:		Size Adj.:	0.99019611	Rate	Parcel ID	Typ	Date	Sale Price												
Electric:	3 - Typical	Const Adj.:	1.04469740																	
Insulation:	3 - Typical	Adj \$ / SQ:	253.442																	
Int vs Ext:	S	Other Features:	56928	WtAv\$/SQ:		AvRate:		Ind.Val												
Heat Fuel:	2 - Gas	Grade Factor:	1.21																	
Heat Type:	15 - H.V.A.C	NBHD Inf:	1.45000005	Juris. Factor:	1.00	Before Depr:	444.66													
# Heat Sys:	1	NBHD Mod:		Special Features:	0	Val/Su Net:	500.98													
% Heated:	100	LUC Factor:	1.00	Final Total:	613200	Val/Su SzAd:	500.98													
Solar HW:	NO	Adj Total:	644149	<b>PARCEL ID</b>				050.A-0001-0036.0												
% Com Wall:		Depreciation:	30919																	
		Deprecated Total:	613230																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N		Total Yard Items:				Total Special Features:								Total:						